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SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

TO: PLANNING COMMISSION

FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING

DATE: MAY 25, 2006

SUBJECT: TIME EXTENSIONS FOR TRACT MAP

SUMMARY

The attached time extension request has been reviewed by staff. It complies with Section 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County ordinances. The Subdivision Map Act allows time extensions to be granted to a maximum of five years past the initial approval period of two years for tentative tract maps. The tentative tract map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

RECOMMENDATION

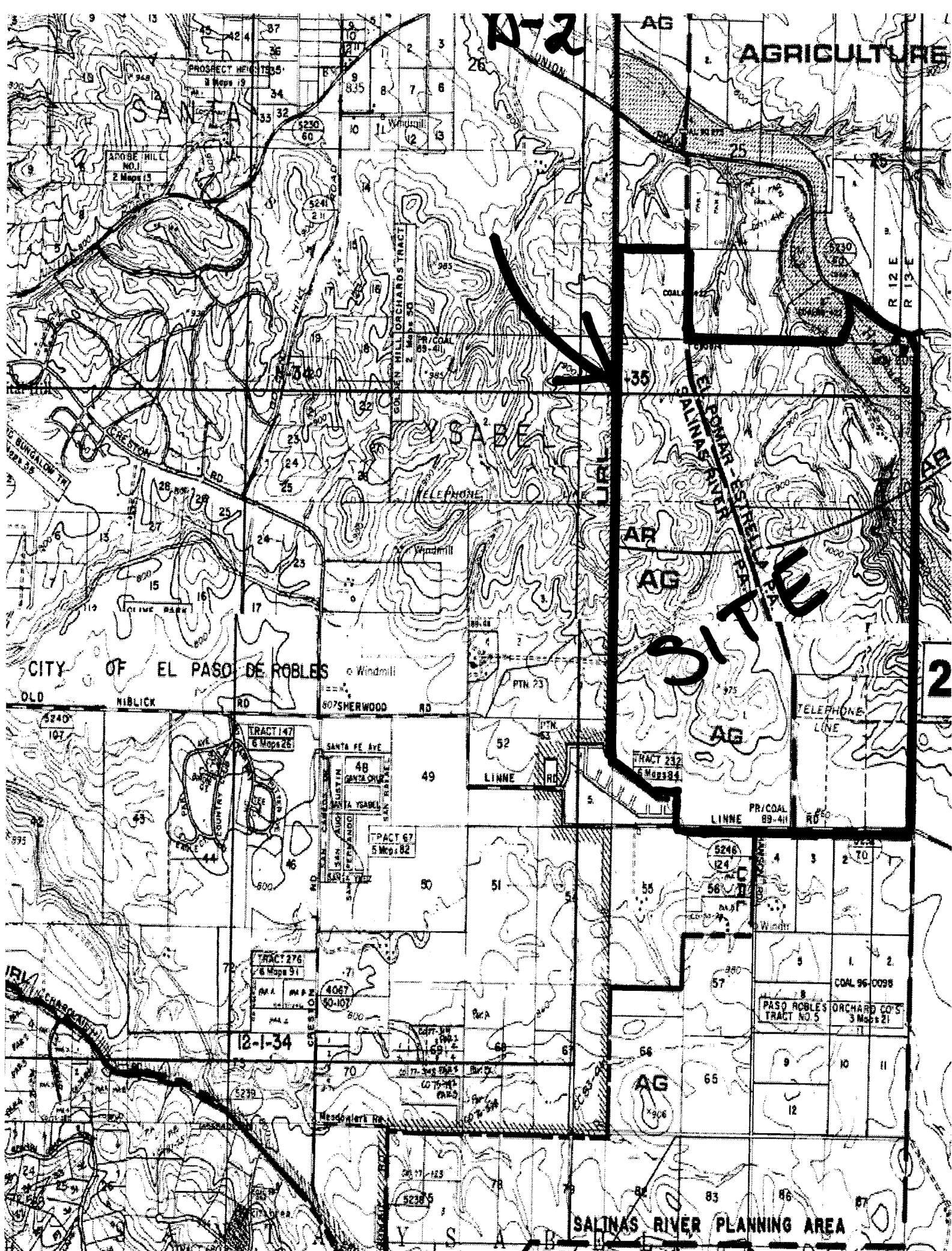
Staff recommends your Commission approve the time extension.

DISCUSSION

The following time extension is recommended for approval:

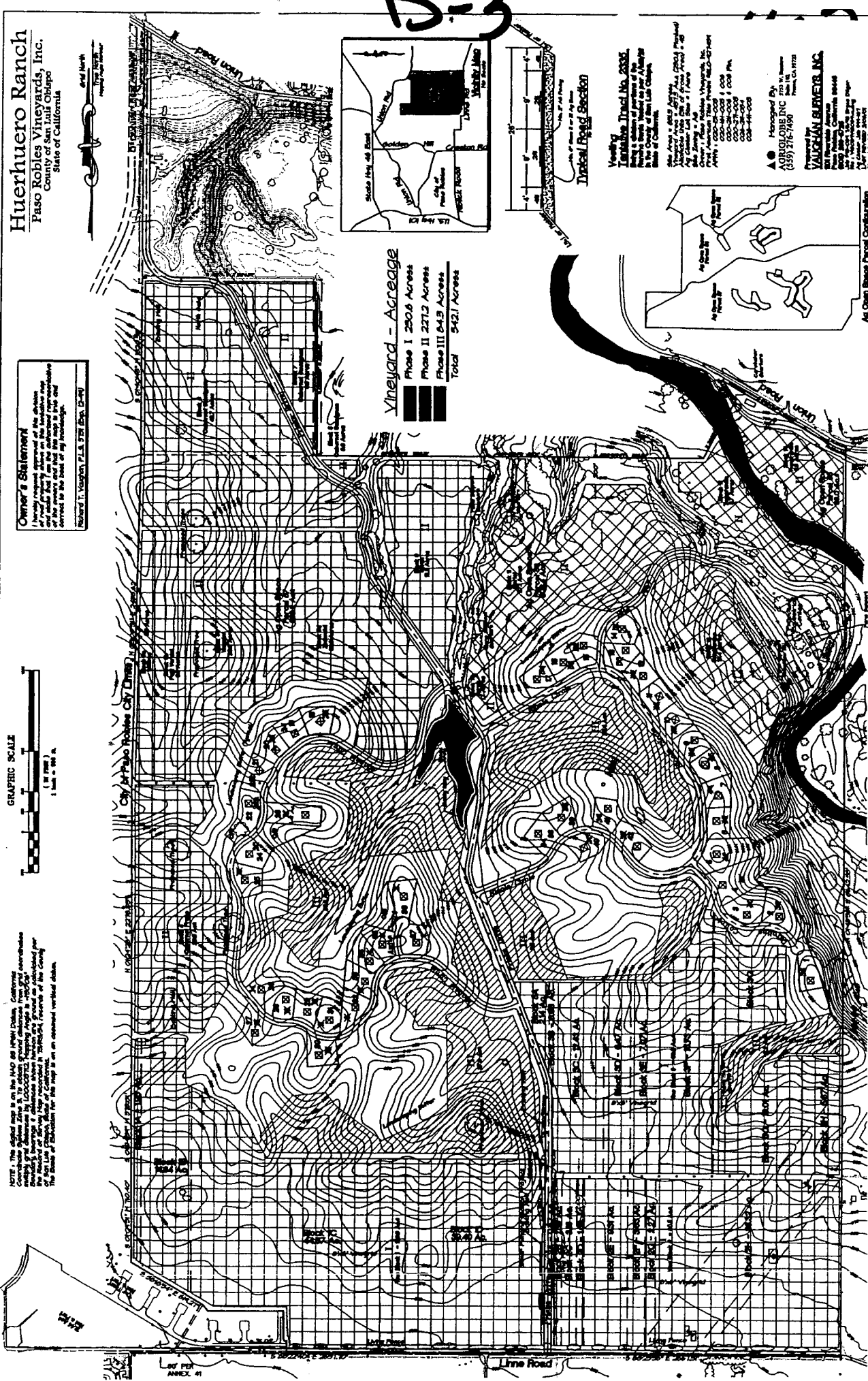
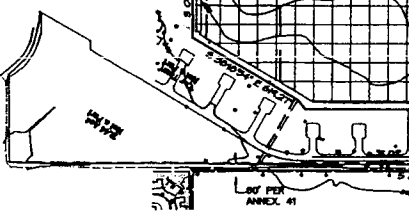
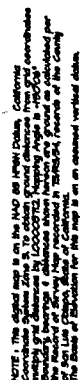
TRACT 2526 (S990133U) request from **VAUGHAN SURVEYS, INC.** for a **4th time extension** for vesting tentative Tract Map 2526 (S990133U) to subdivide a 851 acre site into 42 clustered one acre lots for residential development, construct up to seven farm-worker housing units, one caretaker unit, a private equestrian center, one water storage tank and one or more open space parcels totaling at least 808 acres (95% of the site area). The property is located on the north side of Linne Road, south and west of Union road and east of and adjacent to the City of Paso Robles in the Salinas and Estrella Planning Areas. Supervisorial District 1.

The tentative map is to expire on October 25, 2006. On April 21, 2006, the applicant requested the time extension. After review of the tentative map, staff recommends to the Planning Commission that the **4th one-year time extension** be granted to October 25, 2007, subject to the conditions of approval in the Planning Commission Resolution adopted October 25, 2001.

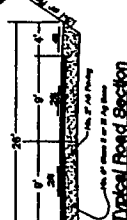
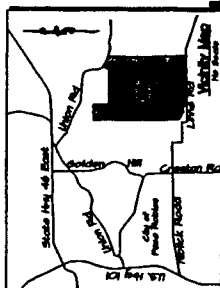


and North
True North
slapping angle between

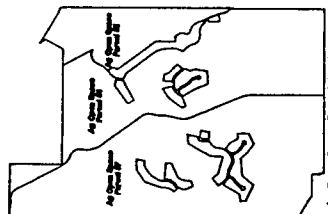
Richard T. Vaughan, P.L.A. 5701 Bca. 12-99



Vineyard - Acreage	
Phase I 250.6 Acres	
Phase II 227.2 Acres	
Phase III 84.3 Acres	
Total 562.1 Acres	

[illegible]

▲ Managed By
AVRUGLOBE INC
2753 W. Rosemead
Suite 102
Pasadena, CA 91723
(359) 276-7490



Ag. Open Space Parcel Contention

APPROVED
DATE: _____

